

ZB# 71-8

Plaza Properties Inc.

(no SBL given)



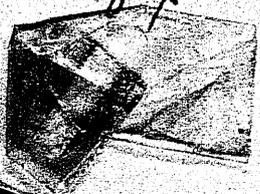
Oxford

STOCK No. 152 1/5

MADE IN U. S. A.

Handwritten notes on the left edge of the page, including "P. 8", "P. 10", "P. 11", "P. 12", "P. 13", "P. 14", "P. 15", "P. 16", "P. 17", "P. 18", "P. 19", "P. 20", "P. 21", "P. 22", "P. 23", "P. 24", "P. 25", "P. 26", "P. 27", "P. 28", "P. 29", "P. 30", "P. 31", "P. 32", "P. 33", "P. 34", "P. 35", "P. 36", "P. 37", "P. 38", "P. 39", "P. 40", "P. 41", "P. 42", "P. 43", "P. 44", "P. 45", "P. 46", "P. 47", "P. 48", "P. 49", "P. 50", "P. 51", "P. 52", "P. 53", "P. 54", "P. 55", "P. 56", "P. 57", "P. 58", "P. 59", "P. 60", "P. 61", "P. 62", "P. 63", "P. 64", "P. 65", "P. 66", "P. 67", "P. 68", "P. 69", "P. 70", "P. 71", "P. 72", "P. 73", "P. 74", "P. 75", "P. 76", "P. 77", "P. 78", "P. 79", "P. 80", "P. 81", "P. 82", "P. 83", "P. 84", "P. 85", "P. 86", "P. 87", "P. 88", "P. 89", "P. 90", "P. 91", "P. 92", "P. 93", "P. 94", "P. 95", "P. 96", "P. 97", "P. 98", "P. 99", "P. 100".

*Vanasse granted
7/12/71*



Given to Pat Helio
4/23/71
Returned 3-8-72

1/1
Play of Hot
8-0-71
9:00 AM

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS
 PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:
 Appeal No. 8
 Request of PLAZA PROPERTIES, INC. for a Variance of the regulations of the Zoning Ordinance, to permit expansion of the existing Warehouse with Insufficient rear yard, being a Variance of Article IV, Section 48-14C, for property situated as follows: located on Rte. 22, in the Big 'A' Shopping Plaza at Valley Gate, New York.
 SAID HEARING will take place on the 21st of June, 1971, at the New Windsor Town Hall, 535 Union Avenue, New Windsor, N.Y., beginning at 6 o'clock P.M.
 FRED WYGANT
 Chairman
 June 11, 1971

**State of New York
 County of Orange, ss:**

Philip T. Gialanella , being duly sworn deposes and says that he is The Publisher of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published One Time in said newspaper, commencing on the 11th day of June A.D., 19 71 , and ending on the 11th day of June A.D., 19 71

Subscribed and sworn to before me this
 16th day of June 19 71

Philip T. Gialanella
[Signature]

.....
 Notary Public of the State of New York, County of Orange.
 MY COMMISSION EXPIRES MARCH 30, 1973

<i>From:</i>	Town Planning Board and Town Zoning Board of Appeals ✓	OFFICE OF TOWN CLERK TOWN OF NEW WINDSOR XXXXXXXXXXXXXXXXXXXX Julia M. Tuckosh - Clerk 555 Union Ave., New Windsor, N. Y.	
SUBJECT	DATE July 8, 1971	12550 <i>Reply Message</i>	
FOLD V MESSAGE			

Dear Sirs:

The Town Board received, at their July 7th, 1971 meeting, the enclosed petition and letter.

The Town Board Members requested that a copy of these be sent to each of you, for your Boards to consider before making your decision with the Grant's store addition.

Sincerely,

Julia M. Tuckosh
 JULIA M. TUCKOSH
 Town Clerk

JMT:cm
 Enc.

REPLY		DATE OF REPLY	REPLY TO
-------	--	---------------	----------

SIGNED

RECIPIENT RETURNS THIS COPY TO SENDER

CHANGE NO. 11

7 Franklin Avenue
New Windsor, N.Y.
July 13, 1971

Joseph C. Tallarico, Chairman
New Windsor Planning Board
Town Hall - 555 Union Avenue
New Windsor, N. Y. 12550

Re: PLAZA PROPERTIES, INC.

Dear Mr. Tallarico:

Please be informed that the above application for a rear yard variance was granted at our recent meeting of July 12, 1971 subject to the following:

1. recommendation that the Planning Board in considering site plan approval to suggest the requirement of a retaining wall to the rear of the property of approximately 150 ft. in length starting at the site of the new catch basin and along the property line for a distance of approximately 150 ft. northeast;

2. Screening;

3. A requirement that the 20 foot rear yard be paved to provide access to fire apparatus and equipment;

4. To consider the recommendations included in the letter of the Orange County Planning Dept dated July 2, 1971; and

5. That consideration be given to locating the loading dock shown on the plan on the rear of the building, to the south side of the building as was indicated by the applicant's architect.

Yours truly,

Fred W. Gant, Chairman

/pd
cc: Howard Collett, Bldg. Insp.
Theodore F. Farsden, Supervisor

Joseph A. Ciardiello
109 Vails Gate Heights Drive
New Windsor, New York
July 6, 1971

Fred Wygant
Zoning Board of Appeals Chairman
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

RE: Expansion of W.T.Grant Co.

Dear Mr. Wygant:

It will be greatly appreciated by the residents immediately surrounding W.T.Grant Co. if you would seriously consider our objections to Grants expansion before making any decision on their plans.

It is my understanding that normal practice is to keep a 100 foot buffer zone between residential and business districts. The district directly in back of Big V Shopping Center is RC, however, there is no buffer between the two. If Grants is allowed to go through with their plans it will bring the back wall of their store to 20 feet from our property lines.

The plans for the expansion also show a loading dock directly in back of the store. This Grants is intended to be the largest in the United States. Obviously this means that there will be excessive activity on the loading dock which will be directly in back of our homes. If you have ever visited or worked on a loading dock you know that the noise, dirt, and language often gets out of hand.

Grants, like everyone else, will have their share of rubbish. Where else would they store this rubbish for pick-up but in the back of the store. Remember the back of the store is 20 feet from our

property lines.

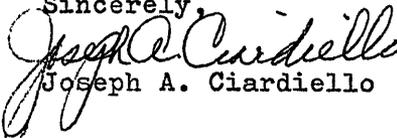
I sincerely feel that screening is not the answer to the problem. If you have visited or intend to visit the site of the expansion, you will see that the ground floor level of the store is much lower than the ground floor of our homes. If a 15 foot concrete wall was built one could easily see over it and the wall would never filter out the noise.

This meer 20 foot buffer in our minds would be a great injustice. to the residents immediately surrounding the area. Most of us have just recently purchased our homes. Our homes are our most valuable asset, and we intend them to be permanent assests. We as all people would like to enjoy our back yards, entertain our guests, and raise our children under pleasant surroundings.

We were all under the logical assumption that the town would protect us from expansion of this nature. Try to imagine yourself in a situation similar to the one described above.

We have requested the town Supervisor, Mr. Marsden, to present our views to the Zoning Board of Appeals and to the Planning Board. We have also turned over to Mr. Marsden a petition signed by the residents of the area.

I request that you notify me immediately of any decision made by the Zoning Board of Appeals with regards to this matter.

Sincerely,

Joseph A. Ciardiello

cc: Mr. Marsden, Town Supervisor

10:00 AM
 June 1, 1971

WE THE UNDERSIGNED, BEING RESIDENTS OF THE TOWN OF NEW WINDSOR
 ORANGE COUNTY NEW YORK, DO HEREBY PUBLISH OUR EXCEPTIONS AND
 OBJECTIONS TO THE PROPOSED EXPANSION OF THE W.T. GRANT DEPART-
 MENT STORE LOCATED ON ROUTE 32 IN NEW WINDSOR NEW YORK.

WE ARE ALL OF THE OPINION THAT SAID EXPANSION WILL BE
 DETRIMENTAL TO THE INTERESTS OF PUBLIC HEALTH, SAFETY, AND
 WELFARE.

DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

65-3577

NAME	ADDRESS
Paula Kowalski	69 Vails Gate Hts. Dk.
Mrs. Dorothy Kowalski	27 Vails Gate Hts. Dk.
Mrs. Henry Kowalski	97 Vails Gate Hts. Dk.
Mrs. Rose Marie Sperry	103 Vails Gate Hts. Dk.
Mrs. Lynn Linnell	117 Vails Gate Hts. Dk.
Mrs. Rose Marie Sperry	103 Vails Gate Hts. Dk.
Mrs. Lynn Amsterdam	89 Vails Gate Hts. Dk.
Mrs. Lynn Amsterdam	89 Vails Gate Hts. Dk.
Mrs. Ann Thompson	65 Vails Gate Hts. Dk.
Mrs. Carol Handley	55 Vails Gate Hts. Dk.
Robert F. Handley	58 Vails Gate Hts. Dk.
Mrs. Jean Murphy	37 Vails Gate Hts. Dk.
Robert F. Handley	52 Vails Gate Hts. Dk.
Harriet Klein	81 Vails Gate Hts. Dk.
Robert J. Corbett	75 Vails Gate Hts. Dk.
Linda Corbett	75 Vails Gate Hts. Dk.
A. Granger	73 Vails Gate Hts. Dk.
A. Ormont	69 Vails Gate Hts. Dk.
B. Ormont	69 Vails Gate Hts. Dk.
Sandra Linnell	61 Vails Gate Hts. Dk.

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DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME	ADDRESS
Miss Patricia Holman	72 Vailgate Heights Dr.
Mr. Bernard J. Baker	72 Vailgate Heights Dr.
Virvia Marasca	86 Vails Gate Heights Dr.
John Russo	86 Vails Gate Heights Dr.
Laraine Stelf	80 Vails Gate Heights Dr.
Eileen J. Wolff, Jr.	80 Vails Gate Heights Dr.
Norma Duong	73 Vails Gate Heights Dr.
Carmie Longo	73 Vails Gate Heights Dr.
Paul Miller	65 Vails Gate Heights Dr.
Lorraine Miller	65 Vails Gate Heights Dr.
Arlene Kelly	67 Vails Gate Heights Dr.
Erzene Kelley	67 Vails Gate Heights Dr.
Paul J. Burke	57 Vails Gate Heights Dr.
Eileen M. Burke	57 Vails Gate Heights Dr.
Paul R. Burke	65 Vails Gate Heights Dr.
Helene E. Burke	65 Vails Gate Heights Dr.
Richard L. Lipp	45 Vailgate Heights Dr.
Richard L. Lipp	45 Vailgate Heights Dr.
Thomas Lipp	45 Vailgate Heights Dr.

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DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME	ADDRESS
Clifton J. Thayer	96 Vails Gate Hgts Dr
Viola J. Thayer	96 Vails Gate Hgts Dr
Kevin Lincoln	96 Vails Gate Hgts Dr
Trudy Schmidt	37 Vails Gate Hgts Dr
Vincent Schmidt	37 Vails Gate Hgts Dr
Rita Noriega	35 Vails Gate Hgts Dr
Richard Noriega	35 Vails Gate Hgts Dr
Mary Farrell	33 Vails Gate Hgts Dr
Kilian Farrell	33 Vails Gate Hgts Dr
Joan Lopez	29 Vails Gate Hgts Dr
Robert Lopez	29 Vails Gate Hgts Dr
Lucia Drazien	25 Vails Gate Hgts Dr
Richard Drazien	25 Vails Gate Hgts Dr
André J. Lamarre	351 Old Forge Hill Rd
Jerraine F. Lamarre	351 Old Forge Hill Rd
Carol Redfern	Old Temple Hill Rd
Helen Thompson	22 Kingswood Gardens
Bertha Ferrero	Market St - New Windsor, New York
Mrs. Wilma Edwards	Vails Gate

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DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME

ADDRESS

James Smith
1111 1st St
New Windsor, New York

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DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME

ADDRESS

NAME	ADDRESS
<i>Jack V. ... 317 ...</i>	<i>...</i>
<i>Rudy Battista</i>	<i>P.O. 2-311 - ...</i>
<i>Mrs Polonig</i>	<i>7 Centerbury New Windsor.</i>
<i>Richard Gyn</i>	<i>15 Harsh Drive New Windsor</i>
<i>Richard Russell</i>	<i>5 MECCA DR. N.W.</i>
<i>Joe. Masi</i>	<i>6 Harsh Dr. New Windsor</i>

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DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME

ADDRESS

Street List

Gary Reeves

4207 Barrett Pk.

"

Floyd Van Leuven

4089A Brockburn Rd

"

Rick Kauder

4089-B Brockburn Rd

Emile Duvon

West Hill Oak Hill

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 WELFARE.

DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME

ADDRESS

Pauline Beck ... Old Forge Rd ... Vails Gate, NY

Raymond J. Beck ... " " " " " " " "

Marguerite Beck ... " " " " " " " "

Joseph ... 103 SAILE & ATE HIGHTS DR.

out of Town

John Smith ... Bellmore Rd ... Del.

Acid Hawkins ... 78 Robinson Ave ... Newark,

Madeline Hawkins ... 78 Robinson Ave ... Newark,

Charles Chintaman ... Waverly Ave ... Westbury,

Charles ... Washville ... NY

John ... Fort Montgomery ... NY

John J. ... Newburgh ... NY

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

C. F. R. H. 2 P. 7. 2 P. 7.

IS GRANTS DESTROYING OUR COMMUNITY

? ? ? ? ? ? ? ? ? ?
Ask yourself this question after reading the following.

W.T. Grants is planning to expand their New Windsor Store to make it the largest W.T. Grants in the United States. This is an enormous expansion and it could mean:

1. Massive traffic congestion of our main roads, like Rt. 32 and Rt. 94.
2. Pollution and filth from the additional automobiles.
3. The destruction of the wooded areas and streams, which surround W.T. Grants, to allow for a gigantic parking lot.
4. An abundance of transport trucks.
5. Erection of large incinerators to add to the pollution of the automobiles.
6. Continuous flow of non-residents into our community.
7. The loss of pleasant and convenient shopping at our current shopping center which has everything but massive crowds.

How can you help save the community?

1. DO NOT SHOP AT W.T. GRANTS until they agree to abandon their plans.
2. Write or call your local town Councilmen, Harrison C. Coutant, Alvie W. Rainey, Harold K. Sloan and Leroy Langer and the local Planning Board. It only takes a phone call.
3. Sign one of the local petitions being circulated. If there isn't one in your neighborhood start circulating one yourself.
4. Next election, vote for those legislators who are supporting your cause.

6/21/71 - Public Hearing

Application # 71-8 - Plaza Properties, Inc.

Spectators:

Name

Address

Charles E. Rumsy

179 Walsh Rd.

Frances Rumsy

179 Walsh Rd

John J. King

82 Vails Gate Dr.

Agnes L. Miller

65 Vails Gate Dr

Lorraine Miller

" " " "

Joseph A. Ciardello

409 Vails Gate Hdr. Dr.

Henry Schetzl

97 Vails Gate Hdr. Dr.

Rosemarie Nasso

103 Vails Gate Hdr. Dr.

Mr. Kelly

67 Vails Gate Hdr. Dr.

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 71-8
Date: May 17, 1971

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) Plaza Properties, Inc. of Main Street
(Street & number)

Florida New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY Route 32, Vails Gate, New York
(Street & number) (Use district on Zoning Map)
- B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: Art. IV - Sec. 48-14C)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

- 1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because:

For fair and equable use of this property, it is
necessary to build the shape and size shown on the
plot plan.

- 2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because:

To make reasonable use of this land, it is necessary
to construct the building of size and shapes shown on
the plot plan.

- 3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because:

This property was purchased before the adaption of this
ordinance for the intended use presently being applied.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The new construction if approved, is not detrimental to the public, but, does offer substantial improvement over existing conditions.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: The shape of the property in relation to the acreage involved, makes it difficult to follow the rules explicitly.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

The property is to be used for adding additional footage to existing mercantile building, improving driveways, adding a new entrance to exit on Temple Hill Road, and make various other improvements indicated on site plan.

E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Bd. of Appeals.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239m of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Bd.

Dated: May 26, 1971

Campbell House
Signature of Applicant
(Campbell House, G.C. for Plaza Properties, Inc.)
A.D. 1 - Mosheim N.Y.
Address
651-7661
Telephone No.

STATE OF NEW YORK)
COUNTY OF ORANGE) SS
Sworn to on this 26 day of May 1971
David [Signature]
(Notary Public)
Commission exp 3/30/73

DO NOT WRITE IN THIS SPACE

Application No. 71-8
Date of Hearing 6/21/71
Date of Decision 7/12/71

Date Received 5/17/71
Notice Published 6/11/71

DECISION: Variance granted w/ recommendations & suggestions

Newspaper copy

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-334 of the Zoning Ordinance on the following proposition:

Request of Plaza Properties (Big V Shopping Center) for a Variance of the rear yard, regulations of the Zoning Ordinance, to permit expansion of W.T. Grant, and provide a 2-story store and office building.

HEARING will take place on the 7th of June, 1971 at the New Windsor Town Hall, 555 Union Avenue, beginning at 8:0'clock P.M.

1 copy names notified from Assessment Rolls

Morgese, Mary & Nicoletta
71 Sullivan Street
New York 12, New York

Diaz, Rafael & Dolores
52 Vails Gate Heights Drive
New Windsor, New York

Schmidt, Vincent & Gertrude
37 Vails Gate Hqts. Drive
New Windsor, New York

Logmann, Ulrich & Linda
55 Vails Gate Heights Drive
New Windsor, New York

Zelkind, Frederick & Thelma
29 Vails Gate Heights Drive
New Windsor, New York

Burke, Paul & Eileen
57 Vails Gate Heights Drive
New Windsor, New York

Brody, Gerald Steven & Loretta
41 Vails Gate Heights Drive
New Windsor, New York

Herbst, Gerald & Eileen
59 Vails Gate Heights Drive
New Windsor, New York

Ledwith, John III & Jacqueline
43 Vails Gate Heights Drive
New Windsor, New York

Weiner, Jerome & Sandra
61 Vails Gate Heights Drive
New Windsor, New York

Shapiro, Martin & Frances
45 Vails Gate Heights Drive
New Windsor, New York

Weber, Joel & Helene
63 Vails Gate Heights Drive
New Windsor, New York

Hunger, Leonard & Lucy
47 Vails Gate Heights Drive
New Windsor, New York

Miller, Frank & Lorraine
65 Vails Gate Heights Drive
New Windsor, New York

Freed, Richard & Gloria
49 Vails Gate Heights Drive
New Windsor, New York

Kane, Arlene
67 Vails Gate Heights Drive
New Windsor, New York

Maidman, Bertrand & Myra
51 Vails Gate Heights Drive
New Windsor, New York

Ormont, Stanley & Belle
69 Vails Gate Heights Drive
New Windsor, New York

Pacione, Carmine & Elinor
319 Old Forge Hill Road
New Windsor, New York

Ferdinando, Joseph & Rose
71 Vails Gate Heights Drive
New Windsor, New York

Murphy, Edward & Marie
P. O. Box 2133
Newburgh, New York

Pacione, Carmine & Elinor
319 Old Forge Hill Road
New Windsor, New York

Graziano, Jack & Emilie
317 Old North Road
New Windsor, New York.

Musolino, Joseph
327 Old Forge Hill Road
New Windsor, New York

Panella, Emilio
410 Blooming Grove Turnpike
New Windsor, New York

Sun Oil Company
1608 Walnut Street
Philadelphia, Pennsylvania

Windsor Building Supplies Co., Inc.
P. O. Box 27
Newburgh, New York

Kroposki, Henry & Walter
% Park Lane Furniture
Box 115
Vails Gate, New York 12584

Adams, Harold
Highland Avenue
Maybrook, New York

Lukacik, Robina
Vails Gate, New York

Lukacik, Robina & Paul
Vails Gate, New York

Dlorah Estates, Inc.
% Harold Adams,
Highland Avenue
Maybrook, New York

Highland-Quassaick National Bank & Trust Co
381 Broadway
Newburgh, New York

Solomon, Theodore
700 Executive Office Building
Rochester, New York 14614

City School District of Newburgh
98 Grand Street
Newburgh, New York

Vails Gate Fire Company
Route 94
New Windsor, New York

Wolder, Victor ; Moser, Edgar
6 Hawthorne Avenue
Port Chester, New York

Newburgh Savings Bank
94 Broadway
Newburgh, New York

Rosenberg, William & Viola
Elmridge New York 12071

Kelly, Katherine
Box 38
Vails Gate, New York

Thorne, Douglas
Route 32
Vails Gate, New York

Beck, Raymond & Pauline
Vails Gate, New York

Luongo, Carmine & Norma
73 Vails Gate Heights Drive
New Windsor, New York

Maresca, John
86 Vails Gate Heights Drive
New Windsor, New York

Cirotta, Robert & Linda
75 Vails Gate Heights Drive
New Windsor, New York

Hendler, Robert & Mary
88 Vails Gate Heights Drive
New Windsor, New York

Vails Gate Construction Corp.
5 Washburns Lane
Stony Point, New York

Delon, Bernard & Beatrice
92 Vails Gate Heights Drive
New Windsor, New York

Maletz, Hans & Ursula
79 Vails Gate Heights Drive
New Windsor, New York

Thayer, Clifton & Viola
96 Vails Gate Heights Drive
New Windsor, New York

Amsterdam, Leon & Lillian
89 Vails Gate Heights Drive
New Windsor, New York

Wetzel, Henry & Dorothy
97 Vails Gate Heights Drive
New Windsor, New York

Signed Edgeworth E. Weyant
Chairman,
Board of Assessors

Nasso, Domenic & Rosemarie
103 Vails Gate Heights Drive
New Windsor, New York

Ciardiello, Joseph & Linda Ann
109 Vails Gate Heights Drive
New Windsor, New York

Wolff, Edwin
80 Vails Gate Heights Drive
New Windsor, New York

Klein, Robert & Harriet
82 Vails Gate Heights Drive
New Windsor, New York

Murphy, Charles & Alicia
84 Vails Gate Heights Drive
New Windsor, New York

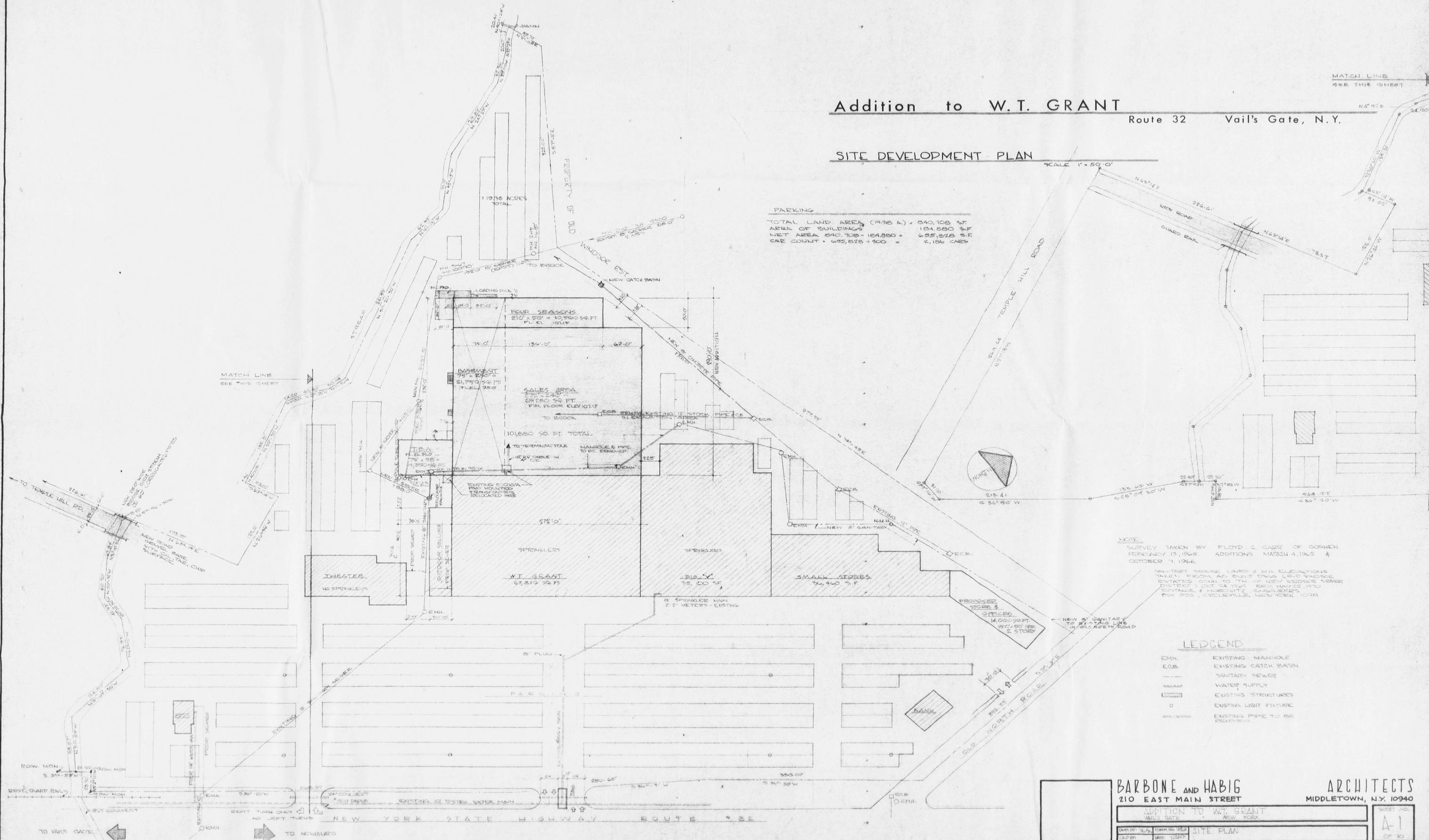
Addition to W.T. GRANT

Route 32 Vail's Gate, N.Y.

SITE DEVELOPMENT PLAN

SCALE 1" = 50'-0"

PARKING
 TOTAL LAND AREA (1978 A) = 840,708 SF
 AREA OF BUILDINGS = 184,880 SF
 NET AREA 840,708 - 184,880 = 655,828 SF
 CAR COUNT = 655,828 ÷ 300 = 2,186 CARS



NOTE:
 SURVEY TAKEN BY FLOYD C. CARP OF GOSHEN
 FEBRUARY 13, 1965. ADDITIONS MARCH 4, 1965 &
 OCTOBER 7, 1966.

SANITARY SEWER LINES & M.H. ELEVATIONS
 TAKEN FROM AS BUILT DWGS. OLD WINDSOR
 ESTATES COMM. TO TH. OF NEW WINDSOR SEWER
 DISTRICT, LOT 24, 1963. SEE MAP 22, 1970
 DISTRICT & HOROVITZ ENGINEERS
 BOX 325, CIRCLEVILLE, NEW YORK 10949

LEGEND

- EMH. EXISTING MANHOLE
- ECB. EXISTING CATCH BASIN
- SANITARY SEWER
- ==== WATER SUPPLY
- ▨ EXISTING STRUCTURES
- EXISTING LIGHT FIXTURE
- EXISTING PIPE TO BE RELOCATED

BARBONE AND HABIG		ARCHITECTS
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MIDDLETOWN, N.Y. 10940		
ADDITION TO W.T. GRANT		
VAIL'S GATE, NEW YORK		
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